

**Subject:** 01/18/2017 03:30 PM - SPECIAL MEETING - Planning and Land Use Management Committee Meeting  
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TITLE: SPECIAL MEETING - Planning and Land Use Management Committee Meeting  
DATE: 01/18/2017  
TIME: 03:30 PM

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Called by Committee Chair

**SPECIAL MEETING, PLANNING AND LAND USE MANAGEMENT COMMITTEE**

Wednesday, January 18, 2017

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL - 3:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

**\*PLEASE NOTE DATE, TIME AND LOCATION CHANGE FOR THIS MEETING ONLY\***

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213) 978-1074 or email [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org))  
(Zina Cheng - Legislative Assistant - (213) 978-1537 or email [Zina.Cheng@lacity.org](mailto:Zina.Cheng@lacity.org))

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request.

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MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[14-0656](#)

Negative Declaration and related California Environmental Quality Act (CEQA) findings, report from the City Attorney and draft Ordinance relative to amending Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.23, and 12.28 of the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS and R1 citywide, updating the existing Baseline Mansionization Ordinance and Baseline Hillside Ordinance provisions relating to the size and bulk of new single-family residences and modifying grading provisions for single-family lots in designated Hillside areas.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2015-3484-CA

CEQA No. ENV-2015-4197-ND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-1460](#)

Negative Declaration and related California Environmental Quality Act (CEQA) findings, and report from the Los Angeles City Planning Commission relative to a proposed ordinance to amend Sections 12.04, 12.08, 12.21, 12.21.1, 12.23, 12.32 S and 13.18, and adding Sections 12.21.6 and 13.19 to the Los Angeles Municipal Code to establish variations of the R1 Zone and an RG Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS and R1 Zones.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2016-2110-CA

CEQA No. ENV-2016-2111-ND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (4)

[16-1472-S1](#)

Negative Declaration and related California Environmental Quality Act (CEQA) findings, and report from the Los Angeles City Planning Commission relative to a proposed ordinance amending Sections 12.04, 12.32, 13.20, and 16.05 of the Los Angeles Municipal Code in order to authorize the establishment of a HCR Hillside Construction Regulation Area that may be applied to regulate the construction of single-family homes in hillside areas.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2016-4085-CA

CEQA No. ENV-2016-4086-ND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-1471](#)

CD 4

**TIME LIMIT: 3/27/17; LAST DAY FOR COUNCIL ACTION: 3/24/17**

Negative Declaration and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission relative to a follow-up to Interim Control Ordinance number 183497 and a draft Ordinance effecting a Zone and Height District Change to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE9-1, R1-1D, RE9-1D, RE11-1D and RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D with modifications to Lot Coverage and Floor Area Ratio in the Existing Development D Limitation.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2016-2115-ZC

CEQA No. ENV-2016-2111-ND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[16-0217](#)

CD 4

Categorical Exemption under the State California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 and related CEQA findings, report from the Los Angeles City Planning Commission and draft Ordinance relative to establishing the proposed Sunset Square Historic Preservation Overlay Zone (HPOZ) and the Sunset Square HPOZ Preservation Plan, for the properties generally bounded by Hollywood Boulevard to the north, Fairfax Boulevard to the west, Sunset Boulevard to the south, and Vista Street to the east.

Applicant: City of Los Angeles

Case No. CPC-2016-1139-HPOZ

CEQA No. ENV-2016-1140-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

**RELATED TO ITEM 8 (16-1368-S2)**

CONTINUED FROM 1/10/17

**TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/27/17**

Environmental Impact Report (EIR), Statement of Overriding Considerations, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings; report from the Los Angeles City Planning Commission (LACPC); an appeal filed by Beverly Wilshire Homes Association, Inc. (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), from the entire determination of the LACPC for a Vesting Tentative Tract Map No. 74131 for a mixed-use development consisting of 145 residential units with five percent of the permitted base density set aside for affordable housing (seven Very Low Income units) pursuant to State Density Bonus guidelines, and seven Moderate Income units (not Density Bonus), 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and 3,370 square-foot restaurant, measuring 240 feet in height on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to Conditions of Approval; report from the Department of City Planning (DCP) dated January 5, 2017; and consider the following actions:

- a. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project.
- b. Finding, that the City Council has reviewed and considered the information contained in the EIR prepared for this project, ENV-2015-897-EIR (SCH No. 2016011061) as well as the whole of the administrative record;
- c. Certifying: 1) the project EIR has been completed in compliance with the CEQA, 2) the project EIR was presented to the City Council as a decision-making body of the lead agency, and 3) the project EIR reflects the independent judgment and analysis of the lead agency;
- d. Adopting: 1) the related and prepared Environmental Findings, 2) the Statement of Overriding Considerations, and 3) the Mitigation Monitoring Program prepared for the project EIR
- e. Sustaining the Advisory Agency's approval of Vesting Tentative Tract Map No. 74131 with modified conditions of approval pursuant to the Applicant's request and DCP's recommendations for Condition 18 and Condition 20 to read as follows:

**Condition No. 18****Affordable Units.**

- 1) A minimum of seven units shall be reserved as Very Low Income units for five percent of the base dwelling units, as defined by the State Density Bonus Law 65915 (C)(2);
- 2) A minimum of 1 unit shall be reserved as a Very Low Income unit; and
- 3) A minimum of 6 units shall be reserved as Moderate Income units.

**Condition No. 20**

Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make eight units available to Very Low Income Households and six units available to Moderate Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the DCP for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the LACPC and with

any monitoring requirements established by the HCIDLA.

Applicant: CRM Properties

Representative: George J. Mhlsten, Latham and Watkins, LLP

Case No. VTT-74131-2A

CEQA No. ENV-2015-897-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8) **RELATED TO ITEM 7 (16-1368)**

[16-1368-S2](#)

CD 5

CONTINUED FROM 1/10/17

**TIME LIMIT: 2/19/17; LAST DAY FOR COUNCIL ACTION: 2/17/17**

Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and Los Angeles City Planning Commission (LACPC); Resolution relative to a General Plan Amendment to the Wilshire Community Plan to change the land use designation of the subject property from Neighborhood Office Commercial to General Commercial, and to modify Footnote No. 5.1 of the Wilshire Community Plan Land Use map to permit a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1; draft Ordinance effecting a Vesting Zone and Height District Change from C2-1VL-O to (T)(Q)C2- 2D-O; and appeals filed by Beverly Wilshire Homes Association, Inc. (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), and Joseph Bourgeois, SoCal Environmental Justice Alliance (Representative: Gary Ho, Esq., Blum Collins, LLP), from the determination of the LACPC for a mixed-use development consisting of 145 residential units, with five percent of the permitted base density set aside for affordable housing (seven Very Low Income units) pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,25, an additional seven units for Moderate Income households (not Density Bonus), 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant, with the height of the development being up to 240 feet on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, and containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to Conditions of Approval; report from Department of City Planning (DCP) dated January 5, 2017; and consider the following actions:

- a. Finding, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in ENV-2015-897-EIR, SCH No. 2016011061 (under related case VTT-74131-1A);
- b. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project.
- c. Modify condition No. A-2 to change it to read as follows pursuant to the applicant's request and staff's recommendation:

Residential Density. The project shall be limited to a maximum of 145 residential units, including seven units for Very Low Income Households pursuant to State Density Bonus Law 65915 (C)(2), one additional unit for Very Low Income Households (not Density Bonus), and six units for Moderate Income Households (not Density Bonus);

- d. Modify condition No. A-6 to change it to read as follows pursuant to the applicant's request and staff's recommendation:

Affordable Units.

- 1) A minimum of seven units shall be reserved as Very Low Income units for five percent of the base dwelling units, as defined by the State Density Bonus Law 65915 (C)(2);
  - 2) A minimum of one unit shall be reserved as a Very Low Income unit (not Density Bonus); and,
  - 3) A minimum of six units shall be reserved as Moderate Income units (not Density Bonus);
- e. Modify condition No. A-8 to change it to read as follows pursuant to the Applicant's request and DCP's recommendation:
- Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make eight units available to Very Low Income Households and six units available to Moderate Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the LACPC and with any monitoring requirements established by the HCIDLA.
- f. Master Conditional Use Permit to allow the on-site and off-site sale of a full line of alcoholic beverages in conjunction with a proposed grocery market and the on-site sale and consumption of a full line of alcoholic beverages in conjunction with a full service restaurant;
- g. Variance from the LAMC Section 12.21-A,16(E)(2)(iii) to allow alternative stall siting for long-term bicycle parking;
- h. On-Menu Density Bonus Incentive pursuant to LAMC Section 12.22-A,25(F)(4)(i) for a twenty percent increase in Floor Area Ratio (FAR) to permit a 4.8:1 FAR, in lieu of 4:1 FAR set forth in the proposed D limitation;
- i. Site Plan Review for a project that results in an increase of more than 50 dwelling units;

Applicant: CRM Properties

Representative: George J. Mhlsten, Latham and Watkins LLP

Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR

CEQA Nos. ENV-2015-897-EIR; State Clearinghouse 2016011061

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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